



**5645 Panorama Drive
Blackfalds, Alberta**

MLS # A2297459



\$525,000

Division:	Panorama Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,300 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this pride-of-ownership home in the sought-after community of Blackfalds, Alberta — Step inside to a wide, welcoming entryway that sets the tone for the thoughtful layout throughout. To the right, a versatile bedroom offers the perfect setup for a home office. The main floor features three bedrooms, including a generous primary suite complete with a walk-in closet and ensuite, along with a convenient main floor laundry. The open-concept kitchen, dining, and living area is bright and functional — ideal for everyday living and entertaining alike. Enjoy the south-facing exposure from both your upper and lower decks, soaking in Alberta sunshine with a private backyard that backs onto peaceful green space — a rare and relaxing retreat. The walkout basement adds incredible flexibility, with one bedroom currently operating as a hair studio with a sink already in place — a fantastic setup for a homebased business. The basement bathroom is plumbed but was never completed, offering the opportunity to add your personal touch and instant equity. Additional highlights include a roof updated in 2022, two hot water tanks — one dedicated to in-floor basement heat — and a well-maintained mechanical system throughout.